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architecture - development - planning

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JUL 23 2015

DEPARTMENT OF
PLANNING & ZONING

From: Michael Alvanos
Pine & Flynn Development
316-320 Flynn Ave
Burlington Vermont, 05401

To: Development Review Board
Burlington, Vermont 05401

Date: July, 2015

Re: Narrative | Shading Waiver | Pine & Flynn Development

Greetings,

On May 18th, 2015, The Development Review Board approved the upcoming project located at 316 Flynn Ave. This Mixed-Use project, located in a Neighborhood Activity Center, provides updated commercial and residential development to the South-End of Burlington, and supports infill urban development within Neighborhood Activity Centers which is described as an objective in the Municipal Development Plan.

As part of the Conditions of Approval, a Shading Plan must be submitted which provides 30% shading of the Parking Lot during the yearly Equinoxes. As currently designed, only 19.02% of the Parking Lot achieved shading during the prescribed time, a 10.98% deficit. (See Submitted Plan)

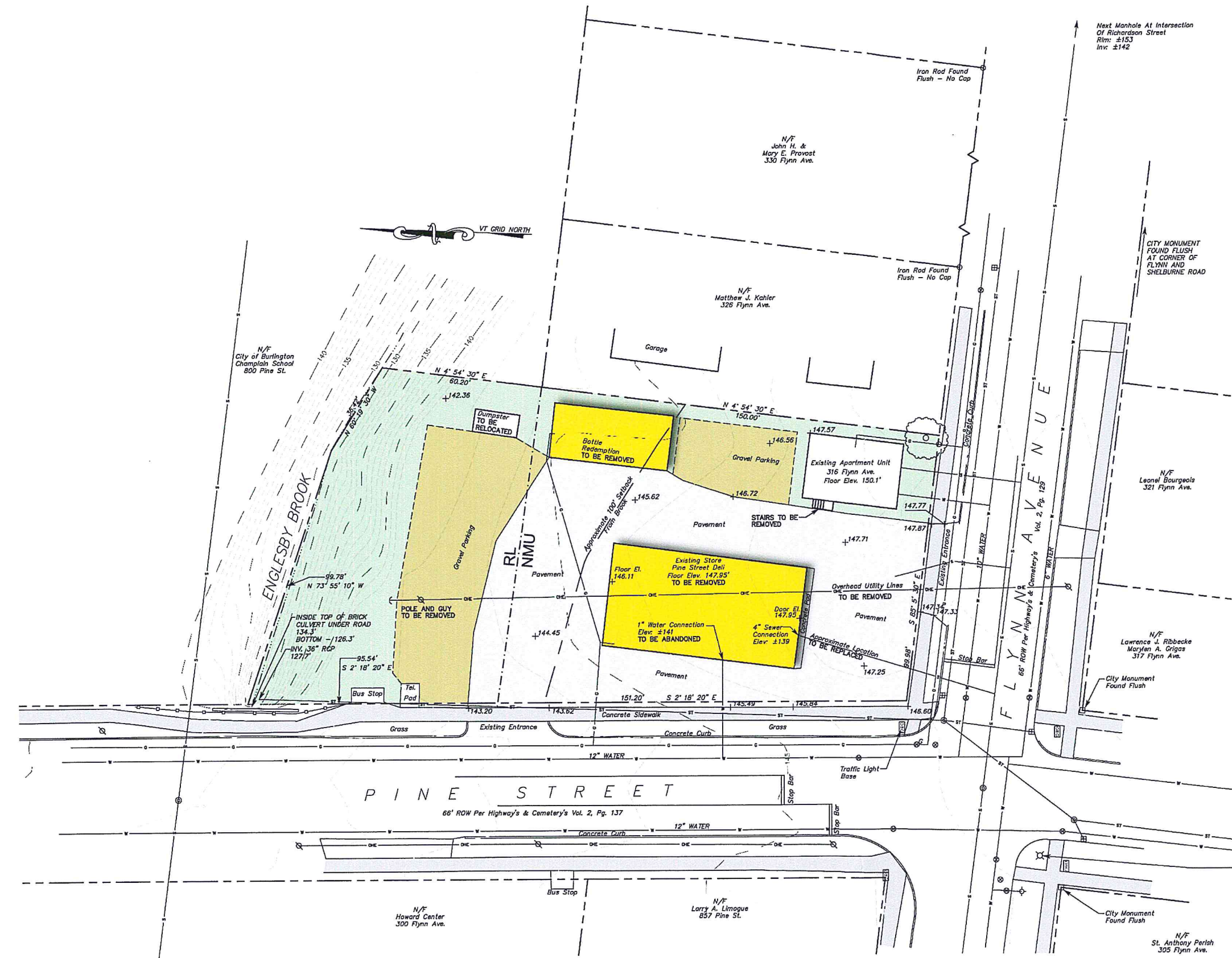
The proposed building site location, on the south-west corner casts a shadow towards the parking lot, which is located on the northern portion of the site. A row of coniferous trees are located on the eastern property line. Englesby Brook is on the northern end of the property, which is heavily wooded and shaded. At the northern portion of the site, directly after the parking area, we are proposing an infiltration bio-swale, which will help minimize storm-water runoff.

Due to the limited size of the site, limited parking, and the maximization of the density of both residential and commercial development, it will be difficult to remove hardscape or asphalt and attempt to add additional landscaping or trees to provide shading. These urban-infill developments typically fall into areas where every square foot is measured and accounted for its resource. Parking is a valuable resource, and removing this for additional shading may not support the overall goals which the city is attempting to achieve with these developments.

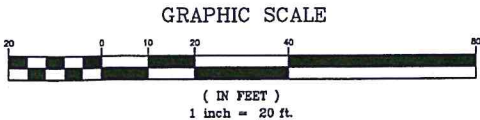
Please consider providing this 10% Shading Waiver. It would greatly help this project move forward as scheduled and on budget.

Regards,
Michael Alvanos
Owner & Partner JRMA Design Studio

Existing Conditions



Notes:
It is noted that no site assessment of hazardous or other waste materials has been made and S.E. takes no responsibility for any materials or conditions that may exist on this site.
The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.
Underground locations shown are drawn from structure to structure or located per City Public Works plans.
All utility services enter this lot through a public right-of-way or recorded easement.



Horizontal and Vertical information shown hereon are related to NAD 83(2007) and NAVD 88 datums based upon this Station "ANTHONY" and upon Station "PUMP STA PINE" located on the easterly side of Pine St. opposite Lakeside Ave.
"ANTHONY" Elevation = 111.29' NAVD 88

Areas			
Total Lot	26,427.9 s.f.	0.61 acre	100%
Paved Area	10,143.7 s.f.	0.23 acre	38.4%
Gravel Parking	4,555.0 s.f.	0.10 acre	17.2%
Building Area	4,741.5 s.f.	0.11 acre	17.9%
Total Impervious	19,440.2 s.f.	0.45 acre	73.6%
Pervious Area	6,987.6 s.f.	0.16 acre	26.4%

LEGEND	
---	Property/R.O.W. Line
- - -	Proposed Property Line
---	Overhead Utility Line
---	Gas Line
---	Water Line
---	Sanitary Line
---	Storm Line
---	Utility Pole
---	Concrete Monument
---	Rebar Found
---	Storm Catch Basin
---	Gate Valve
---	Manhole
---	Gas Valve
---	Traffic Light Base
+	Spot Elevation

- Reference Plans**
- "Englesby Farm" plan of the former Flynn Estate property by A.R. Dow, CE dated May, 1899 and recorded in Vol. 120, Pg. 55 of the Burlington City Land Records
 - "Plat of Survey - BCCOH Realty, LLC" by Civil Engineering Assoc., Inc. last dated 2/26/07 and recorded in Map Slide 419B of the Burlington City Land Records
 - "Property Survey Plat - G&C Properties, LLC" by Summit Engineering, Inc. dated 11/4/10, last revised 7/14/11
- Note:** Previous deeds describe the easterly line of this property as being parallel to Pine Street. The referenced 1899 plan shows the easterly line to be parallel with Shelburne Road which coincides with apparent usage.

Owner of Record
G&C Properties, LLC
316 Flynn Ave.
Burlington, Vermont
Tax Map Parcel No. 057-4-066-000
Bk. 1131, Pg. 457
16,420 Sq. Ft. (0.377 Acres)
10,006 SF License From City
Total 26,426 SF (0.474 Acres)



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DEPARTMENT OF
PLANNING & ZONING

CLIENT

PINE & FLYNN
DEVELOPMENT

LOCATION

316 FLYNN AVE (CORNER OF PINE & FLYNN)
BURLINGTON, VERMONT

OWNER

G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6789

CONTRACTOR

CIVIL ENGINEER



STAMP

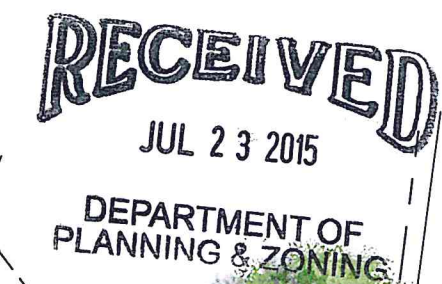


Issue	Date	Issue	Date

Drawing Title **EXISTING CONDITIONS PLAN**

Project No. 8163 Drawn By: BEG Date: 2/10/15 Scale: 1"=20'

Drawing No. **EC1**



Existing Water/Sewer Design Flow

Water and Wastewater: (as permitted WW-4-2919)
Convenience store with deli and three one-bedroom apartment building:
= 696 gpd sewer
= 783 gpd water

Proposed Water/Sewer Design Flow

	Sewer Flow Less 20%	Water Flow Less 10%
Existing Residential Apartments (322 Flynn Avenue): Three one-bedroom units @ 140 gpd/unit	336 gpd	378 gpd
New Residential Apartments: Six one-bedroom units @ 140 gpd/bedroom Three two-bedroom units @ 210 gpd/unit	672 gpd 630 gpd*	756 gpd 630 gpd*
Office Space: 6 Workers @ 15 gpd/worker	72 gpd	81 gpd
Convenience Store and Deli (Restaurant): 24 seats @ 30 gpd/seat 4 workers @ 15 gpd/worker	576 gpd 48 gpd	648 gpd 54 gpd
Total Proposed	2,334 gpd	2,547 gpd
Increase in water flow = 2,547-783 = 1,764 gpd Increase in sewer flow = 2,334-696 = 1,638 gpd		

*No reduction taken per EP Rules, 1-808 Design Flow Table 1

Location Map



ARCHITECT

JRMA design studio
architecture - master planning - interiors
www.jrma-designstudio.com

JRMA DESIGN STUDIO LLP
175 SUMMIT CIRCLE
SHELburnE VERMONT

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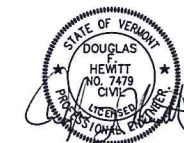
G & C PROPERTIES
BURLINGTON, VERMONT
TEL: 802 343 6769

CONTRACTOR

CIVIL ENGINEER

SUMMIT ENGINEERING, INC.
Engineers - Surveyors - Planners - Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 538-3588

STAMP



Issue Date Issue Date

Project

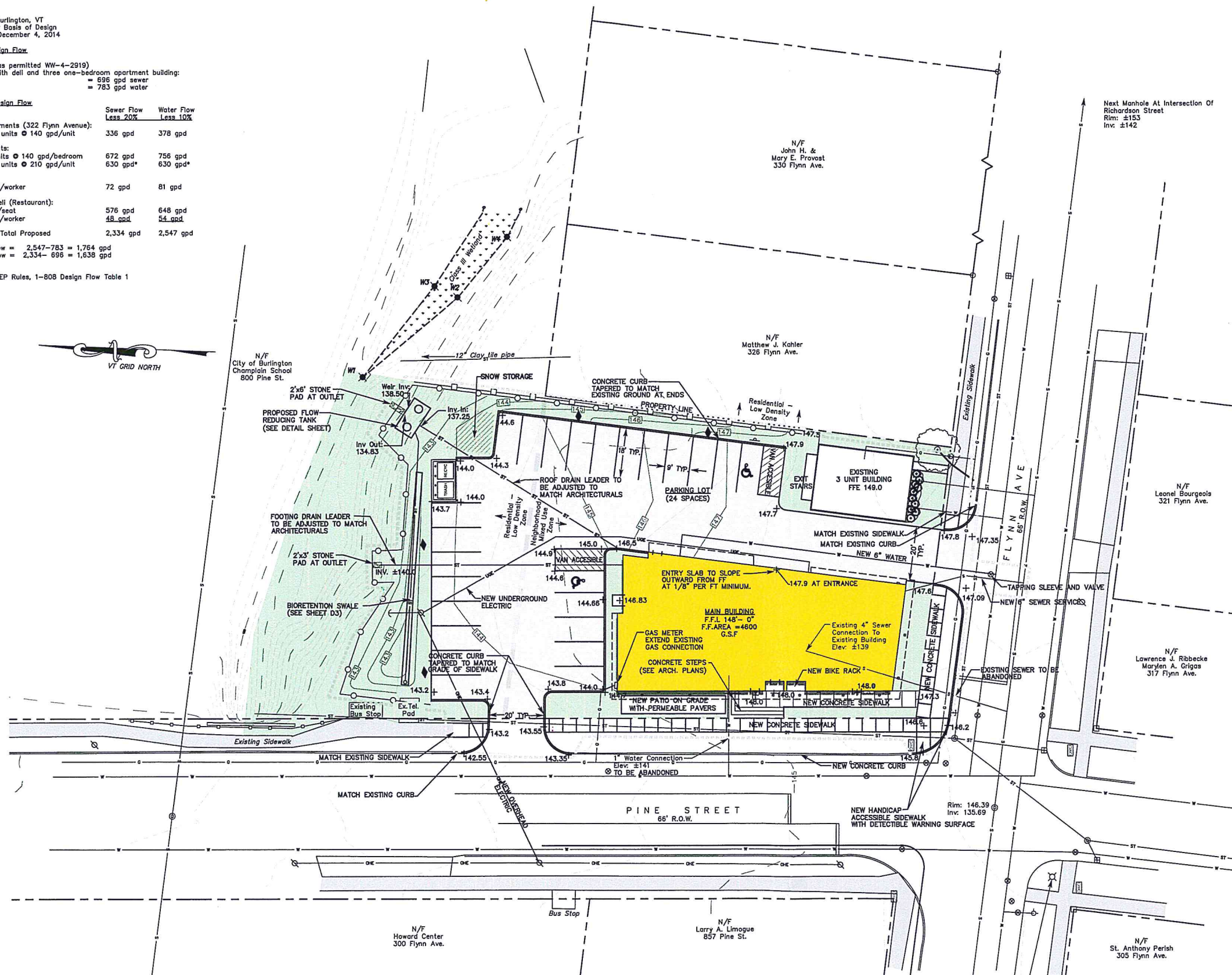
Drawing Title

Project No. 8163 Drawn By: BEG Date: 3/24/15 Scale: 1"=20'

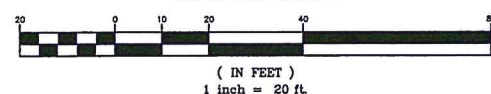
Floor(s)

Drawing No.

S1



GRAPHIC SCALE



Notes:

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The Contractor is to notify Dig-Safe (Tel. 1-800-DIG-SAFE) 48 hours prior to any excavation.

Underground locations shown are drawn from structure to structure or located per City Public Works plans.

All utility services enter this lot through a public right-of-way or recorded easement.

Class Three wetland delineated by Jeffrey Severson, Principal Ecologist from Oakledge Environmental Services, Inc. on 7/8/11. Wetland delineation and Class Three wetland designation reviewed and approved by Julie Foley, ANR District Wetlands Ecologist on 7/12/11. Field located from flag W1 found 3/15/15 by Summit Engineering, and flags W2-W4, which identify approximate wetland boundary locations re-established by Jeffrey Severson on 3/6/15.

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10,008 SF License From City
Total 26,428 SF (0.474 Acres)

LEGEND

---	Property/R.O.W. Line
---	Proposed Property Line
---	Overhead Utility Line
---	New Underground Utility Line
---	Gas Line
---	Existing Water Line
---	New Water Line
---	Sanitary Line
---	Storm Line
---	New Fence
---	Proposed Silt Fence
---	Construction Limits
---	Class III Wetland
---	Existing Contours
---	Proposed Contours
---	Utility Pole
---	Concrete Monument
---	Rebar Found
---	Catch Basin
---	Gate Valve
---	Manhole
---	Gas Valve
---	Traffic Light
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Proposed Light Pole
---	Proposed Catch Basin

Total Existing Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	14,697 s.f.	0.34 acre	55.6%
Building Area	4,742 s.f.	0.11 acre	18.0%
Total Coverage	19,439 s.f.	0.45 acre	73.6%
Total Pervious	6,985 s.f.	0.16 acre	26.4%

Total Proposed Lot Coverage			
Total Lot	26,424 s.f.	0.61 acre	100%
Paved Area	11,101 s.f.	0.25 acre	42.0%
Building Area	6,119 s.f.	0.14 acre	23.2%
Total Coverage	17,220 s.f.	0.40 acre	65.2%
Total Pervious	9,204 s.f.	0.21 acre	34.8%

Lot Coverage Low Denisty Residential (RL) Zone				
	Existing		Proposed	
Total Area	10,003 s.f.	100%	10,003 s.f.	100%
Paved Area	4,381 s.f.	43.8%	3,039 s.f.	30.4%
Building Area	0 s.f.	0.0%	0 s.f.	0.0%
Total Coverage	4,381 s.f.	43.8%	3,039 s.f.	30.4%

Lot Coverage Neighborhood Mixed Use (NMU) Zone				
	Existing		Proposed	
Total Area	16,421 s.f.	100%	16,421 s.f.	100%
Paved Area	10,338 s.f.	63.0%	8,062 s.f.	49.1%
Building Area	4,601 s.f.	28.0%	6,119 s.f.	37.3%
Total Coverage	14,939 s.f.	91.0%	14,181 s.f.	86.4%

Proposed Gross Floor Area 19,180 s.f. FAR = 1.17 (IN NMU ZONE)

SITE INFORMATION

Zone: RL Residential Low Density/NMU Neighborhood Mixed Use
Existing Dwelling Units: 3
Proposed Dwelling Units: 12

PARKING

Parking District: Shared Use
21 Spaces Required
Proposed Parking Spaces 24 (2 Van-Accessible Handicap Included)